



The City of Seattle

Landmarks Preservation Board

Mailing Address: PO Box 94649, Seattle WA 98124-4649

Street Address: 600 4th Avenue, 4th Floor

LPB 103/20

CONTROLS AND INCENTIVES AGREEMENT

East Pine Substation
1501 23rd Avenue

I. RECOMMENDED CONTROLS

To assure the preservation of the specified features and characteristics of the landmark, the owner (Owner) of the East Pine Substation at 1501 23rd Avenue, a landmark designated by the City of Seattle Landmarks Preservation Board, and the City of Seattle Historic Preservation Officer on behalf of the City of Seattle Landmarks Preservation Board, agree that the following controls shall be imposed:

A. CERTIFICATE OF APPROVAL PROCESS

1. A Certificate of Approval, issued by the City of Seattle's Landmarks Preservation Board pursuant to Seattle Municipal Code (SMC), Ch. 25.12, must be obtained, or the time for denying a Certificate of Approval application must have expired, before the Owner may make alterations or significant changes to:
 - a. The switchyard enclosure composed of walls, fences and gates.
 - b. The exteriors of the integral tower and control building.
 - c. The portion of the site outside the switchyard enclosure.
2. A Certificate of Approval is not required for the following:
 - a. Any in-kind maintenance or repairs of the features listed in Section I.A.1.
 - b. Removal of trees less than 6 inches in diameter measured 4 ½ feet above ground.

- c. Installation, removal, or alteration of the following landscape elements: shrubs; perennials; annuals.
- d. Installation, removal, or alteration of the following site furnishings: benches; and trash/recycling receptacles.
- e. Installation, removal, or alteration (including repair) of underground utilities and irrigation, provided that the site is restored in kind.

B. ADMINISTRATIVE REVIEW

- 1. Administrative review and approval may be provided for the following items listed in Section B.3.a according to the following procedures. The Owner shall submit to the City Historic Preservation Officer (CHPO) a written request for these alterations, including applicable drawings and/or specifications. If the CHPO, upon examination of submitted plans and specifications, determines that such alterations are consistent with the purposes of SMC Ch. 25.12 the alterations shall be approved without the need for any further action by the Board. If the CHPO disapproves such alterations, the Owner may submit revised materials to the CHPO, or submit in accordance with the Certificate of Approval process set forth in SMC Ch. 25.12.
- 2. The CHPO shall transmit his or her written decision on the Owner's submittal to the Owner. Failure of the CHPO to approve or disapprove the request within fourteen (14) business days shall constitute approval of the request.
- 3. Administrative review is available for the following:
 - a. For the specified features and characteristics of the landmark, the installation, alteration, or elimination of ducts, conduits, HVAC vents, grills, pipes, utility connections, and other similar mechanical, electrical and plumbing elements necessary for the normal operation of the facility.
 - b. Installation, alteration, or removal of exterior signage.
 - c. Installation, alteration, or removal of exterior security lighting and equipment.
 - d. Installation of improvements for accessibility compliance.

- e. Replacement of non-original doors and windows within original openings.
- f. Installation, removal, or alteration of equipment, wiring or other appurtenances that attach to the landmark and are necessary for the generation of or distribution of electricity.
- g. Emergency repairs or measures (including immediate action to secure the area, install temporary equipment, and employ stabilization methods as necessary to provide electrical service and to protect the public's safety, health, and welfare) to address hazardous conditions with adverse impacts to the buildings or utility operations as related to a seismic or other unforeseen event. Following such an emergency, the owner shall adhere to the following:
 - i. The owner shall immediately notify the City Historic Preservation Officer and document the conditions and actions the owner took.
 - ii. If temporary structural supports are necessary, the owner shall make all reasonable efforts to prevent further damage to historic resources.
 - iii. The owner shall not remove historic building materials from the site as part of the emergency response.
 - iv. In consultation with the City Historic Preservation Officer and staff, the owner shall adopt and implement a long-term plan to address any damage through appropriate solutions.
- h. Removal of trees more than 6 inches in diameter measured 4 ½ feet above the ground, identified as a hazard by an International Society of Arboriculture (ISA) Certified Arborist.

II. RECOMMENDED INCENTIVES

The following economic incentives may be available to the owner:

1. Seattle Municipal Code Title 23 provides for authorization of uses in a designated Landmark that are not normally permitted in a particular zoning classification by means of an administrative conditional use.
2. Building and Energy Code exceptions on an application basis.

3. Historic Preservation Special Tax Valuation (Chapter 84.26 RCW) on an application basis.
4. Reduction or waiver, under certain conditions, of minimum accessory off-street parking requirements, pursuant to SMC Title 23.



Greg Sancewich
Real Estate Manager
Seattle City Light

7/1/2020
Date



Sarah Sadt
City Historic Preservation Officer

7/2/20
Date